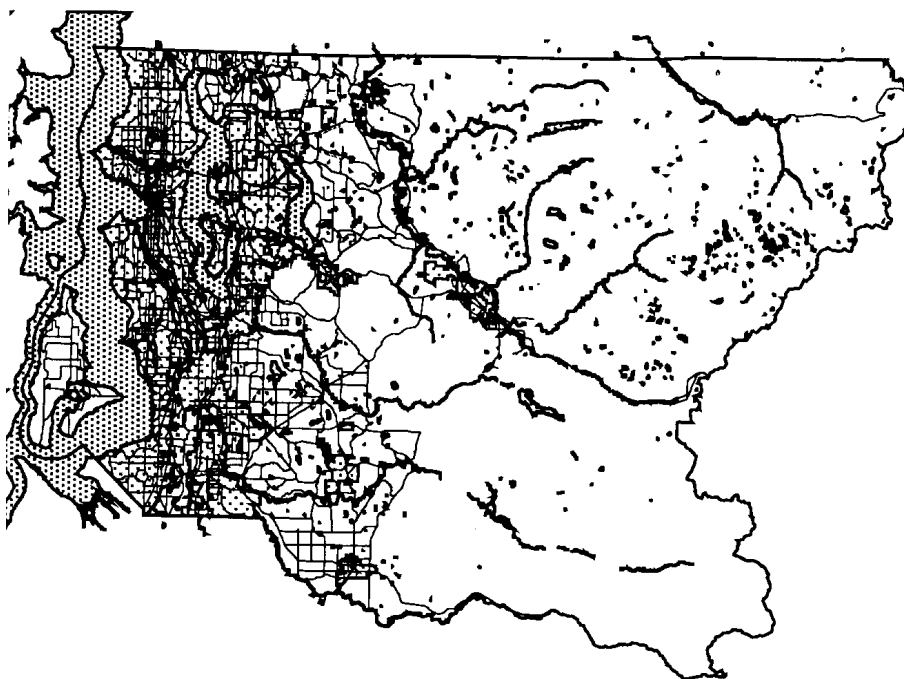


IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 85, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 84 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-1996

| Population: | 1970 | 1980 | 1990 | 1992 | 1994 | Estimate 1996 |
|--------------------|------------------|------------------|------------------|------------------|------------------|--------------------------|
| Cities | 747,625 | 766,811 | 994,048 | 1,023,586 | 1,092,274 | 1,196,890 |
| Unincorporated | 411,750 | 503,087 | 513,257 | 540,900 | 507,226 | 431,910 |
| King County | 1,159,375 | 1,269,898 | 1,507,305 | 1,564,486 | 1,599,500 | 1,628,800 |

| Households: | 1970 | 1980 | 1990 | 1992 | 1994 | Estimate 1996 |
|--------------------|----------------|----------------|----------------|----------------|----------------|--------------------------|
| Cities | NA | 324,145 | 431,744 | 441,800 | 463,000 | 507,000 |
| Unincorporated | NA | 173,118 | 184,048 | 193,200 | 180,000 | 153,000 |
| King County | 393,413 | 497,263 | 615,792 | 635,000 | 643,000 | 660,000 |

Population and Household and Forecast King County 1990-2012

| King County Population | 1990 | 1992 | Forecast 2012 |
|-------------------------------|-------------|-------------|----------------------|
| High | ----- | ----- | 1,966,500 |
| Medium | 1,507,319 | 1,564,500 | 1,875,800 |
| Low | ----- | ----- | 1,811,200 |

| Households: | 1990 | 1992 | Forecast 2012 | 20-Year Change 1992 - 2012 |
|--------------------|----------------|----------------|--------------------------|---------------------------------------|
| Urban: | | | | |
| Cities | 431,700 | 442,000 | 592,800 | 150,800 |
| Unincorporated | 145,100 | 151,400 | 189,400 | 38,000 |
| Rural: | 39,000 | 41,600 | 48,600 | 7,000 |
| King County | 615,800 | 635,000 | 830,800 | 195,800 |

Note: The term forecast refers to a prediction based on past trends. The year 2012 household forecast was derived from a population forecast prepared by OFM in 1992. That forecast predicted a Countywide increase of about 293,100 persons between 1992 and 2012. No official GMA population forecast is available for cities or other subcounty areas. The year 2010 forecast for Unincorporated King County in Chapter 7 was prepared by the Puget Sound Regional Council using a different method and assumptions.

Source: U S Census 1970, 1980, 1990; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age King County, 1980 - 1996

| Age | <u>1980 Census</u> | | <u>1990 Census</u> | | <u>1996 Estimate</u> | |
|---------------|---------------------------|-------------|---------------------------|-------------|-----------------------------|-------------|
| | Persons | % | Persons | % | Persons | % |
| 0 - 4 | 78,534 | 6.2% | 104,924 | 7.0% | 109,723 | 6.7% |
| 5 - 9 | 78,716 | 6.2% | 98,828 | 6.6% | 120,203 | 7.4% |
| 10 - 14 | 91,961 | 7.2% | 87,519 | 5.8% | 108,023 | 6.6% |
| 15 - 19 | 107,543 | 8.5% | 87,664 | 5.8% | 97,635 | 6.0% |
| 20 - 24 | 127,630 | 10.1% | 113,613 | 7.5% | 90,402 | 5.6% |
| 25 - 29 | 130,515 | 10.3% | 145,768 | 9.7% | 119,436 | 7.3% |
| 30 - 34 | 118,524 | 9.3% | 154,994 | 10.3% | 145,535 | 8.9% |
| 35 - 39 | 90,254 | 7.1% | 143,966 | 9.6% | 164,045 | 10.1% |
| 40 - 44 | 69,317 | 5.5% | 126,128 | 8.4% | 151,132 | 9.3% |
| 45 - 49 | 62,447 | 4.9% | 93,830 | 6.2% | 132,647 | 8.1% |
| 50 - 54 | 63,713 | 5.0% | 68,806 | 4.6% | 94,641 | 5.8% |
| 55 - 59 | 66,382 | 5.2% | 58,707 | 3.9% | 65,532 | 4.0% |
| 60 - 64 | 54,932 | 4.3% | 55,480 | 3.7% | 52,755 | 3.2% |
| 65 - 69 | 44,212 | 3.5% | 54,619 | 3.6% | 48,591 | 3.0% |
| 70 - 74 | 32,844 | 2.6% | 43,003 | 2.9% | 47,017 | 2.9% |
| 75 - 79 | 23,422 | 1.8% | 31,859 | 2.1% | 36,303 | 2.2% |
| 80 - 84 | 15,446 | 1.2% | 20,561 | 1.4% | 24,289 | 1.5% |
| 85+ | 13,506 | 1.1% | 17,050 | 1.1% | 20,891 | 1.3% |
| TOTAL: | 1,269,898 | 100% | 1,507,319 | 100% | 1,628,800 | 100% |

Source: U.S. Census, 1980 and 1990; Washington State Office of Financial Management, 1996.

Population by Race King County, 1980 and 1990

| | <u>1980*</u> | | <u>1990</u> | | <u>1980-1990 Change</u> | |
|--------------------------------|------------------|-------------|------------------|-------------|-------------------------|--------------|
| | Persons | % | Persons | % | Persons | % |
| White | 1,122,143 | 88.4% | 1,278,532 | 84.8% | 156,521 | 13.9% |
| African American | 55,957 | 4.4% | 76,289 | 5.1% | 20,339 | 36.3% |
| Native American | 12,438 | 1.0% | 17,305 | 1.1% | 4,868 | 39.1% |
| Asian /Pacific Islander | 62,466 | 4.9% | 118,784 | 7.9% | 56,325 | 90.2% |
| Other | 16,894 | 1.3% | 16,409 | 1.1% | (483) | -2.9% |
| TOTAL: | 1,269,898 | 100% | 1,507,319 | 100% | 237,570 | 18.7% |
| <i>Hispanic**</i> | <i>26,634</i> | <i>2.1%</i> | <i>44,337</i> | <i>2.9%</i> | <i>17,706</i> | <i>66.5%</i> |

* 1980 totals by racial group have been adjusted to reflect the corrected total population count as reported by the Washington State Office of Financial Management in 1990 Population Trends for Washington State (August 1990), Table 2.

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race and are counted in other racial categories shown. Therefore, Hispanic origin should not be added to the other race categories.

Estimated Population by Race King County, 1990 and 1996

| | <u>1990</u> | | <u>1996</u> | | <u>1990-1996 Change</u> | |
|-------------------------------|------------------|-------------|------------------|-------------|-------------------------|--------------|
| | Persons | % | Persons | % | Persons | % |
| White | 1,291,916 | 85.7% | 1,338,934 | 82.2% | 47,018 | 3.6% |
| African American | 77,240 | 5.1% | 91,511 | 5.6% | 14,271 | 18.5% |
| Native American | 18,109 | 1.2% | 21,084 | 1.3% | 2,975 | 16.4% |
| Asian/Pacific Islander | 120,054 | 8.0% | 177,271 | 10.9% | 57,217 | 47.7% |
| Other*** | 0 | 0%*** | 0 | 0%*** | 0 | NA |
| TOTAL: | 1,507,319 | 100% | 1,628,800 | 100% | 121,481 | 8.1% |
| <i>Hispanic**</i> | <i>44,337</i> | <i>2.9%</i> | <i>58,570</i> | <i>3.6%</i> | <i>14,233</i> | <i>32.1%</i> |

*** There were 16,409 "Other race" persons in King County in the 1990 Census. Federal OMB Directive 15 reassigns this population to one of the four specified races.

Source: U.S. Bureau of the Census (1980 Census and PL 94-171 data for 1990) and Washington State Office of Financial Management (for correction of total 1980 population).

Median Household Income for Seattle-Bellevue-Everett PMSA * and Per Capita Personal Income for King County 1980 - 1996

| Year | Median Household Income (Current \$) | Consumer Price Index Yearly Average | Median Household Income (Real \$) | Percent Change (Real \$) | Per Capita Personal Income (Current \$) | Per Capita Personal Income (Real \$) | Percent Change (Real \$) |
|--------|--------------------------------------|-------------------------------------|-----------------------------------|--------------------------|---|--------------------------------------|--------------------------|
| 1980 | \$20,497 | 0.827 | \$24,785 | N.A. | \$12,933 | \$15,638 | |
| 1981 | \$24,200 | 0.918 | \$26,362 | 6.36% | \$14,329 | \$15,609 | -0.2% |
| 1982 | \$24,300 | 0.977 | \$24,872 | -5.65% | \$15,038 | \$15,392 | -1.4% |
| 1983 | \$25,341 | 0.993 | \$25,520 | 2.60% | \$15,696 | \$15,807 | 2.7% |
| 1984 | \$26,179 | 1.030 | \$25,417 | -0.40% | \$16,931 | \$16,438 | 4.0% |
| 1985 | \$27,266 | 1.056 | \$25,820 | 1.59% | \$18,242 | \$17,275 | 5.1% |
| 1986 | \$28,108 | 1.067 | \$26,343 | 2.03% | \$19,508 | \$18,283 | 5.8% |
| 1987 | \$29,314 | 1.092 | \$26,844 | 1.90% | \$20,348 | \$18,634 | 1.9% |
| 1988 | \$30,903 | 1.129 | \$27,372 | 1.97% | \$21,430 | \$18,981 | 1.9% |
| 1989 | \$33,956 | 1.182 | \$28,728 | 4.95% | \$23,183 | \$19,613 | 3.3% |
| 1990 | \$36,465 | 1.268 | \$28,758 | 0.11% | \$24,593 | \$19,395 | -1.1% |
| 1991 | \$39,658 | 1.341 | \$29,573 | 2.84% | \$26,031 | \$19,412 | 0.1% |
| 1992 | \$39,225 | 1.390 | \$28,219 | -4.58% | \$27,747 | \$19,962 | 2.8% |
| 1993** | \$39,338 | 1.429 | \$27,528 | -2.45% | \$28,202 | \$19,598 | -1.8% |
| 1994** | \$41,104 | 1.478 | \$27,811 | 1.03% | \$28,650 | \$19,203 | -2.0% |
| 1995** | \$43,071 | 1.523 | \$28,280 | 1.69% | n/a | | |
| 1996** | \$44,344 | 1.575 | \$28,155 | -0.44% | n/a | | |

For data and observations about King County Median Household Income and Personal Income Per Capita, refer to Chapter 2, Benchmark Indicators, *page 45*.

n/a means not available.

* The PMSA, Primary Metropolitan Statistical Area, includes King and Snohomish Counties through 1992; thereafter it includes Island County as well.

** Median Household Income estimate includes King, Snohomish and Island Counties.

Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982 - 1984 = 100. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

Source: For median household income, Strategic Mapping, Inc.'s (formerly Donnelly) Market Profile Analysis. For per capita personal income, U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division, Survey of Current Business, April 1995; and Puget Sound Regional Council estimates, 1995.

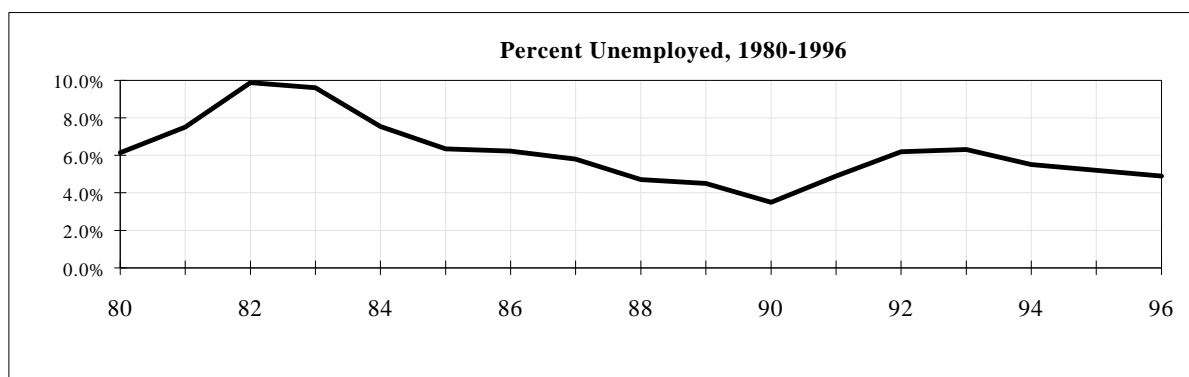
Resident Civilian Labor Force and Employment King County, 1980-1996

| | 1980 | 1985 | 1990 | 1991 | 1992 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Labor Force | 684,400 | 722,800 | 898,900 | 890,200 | 921,700 |
| Total Employment | 642,400 | 676,900 | 867,300 | 846,600 | 864,200 |
| Total Unemployment | 42,000 | 45,900 | 31,600 | 43,600 | 57,500 |
| Percent Unemployed | 6.1% | 6.4% | 3.5% | 4.9% | 6.2% |

| | | Revised | Revised | Prelim |
|---------------------------|-------------|-------------|-------------|-------------|
| | 1993 | 1994 | 1995 | 1996 |
| Labor Force | 903,100 | 896,400 | 924,200 | 952,600 |
| Total Employment | 845,900 | 847,200 | 876,200 | 906,300 |
| Total Unemployment | 57,200 | 49,200 | 48,000 | 46,300 |
| Percent Unemployed | 6.3% | 5.5% | 5.2% | 4.9% |

Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised in 1996.

Source: Washington State Employment Security Department, 1997.



Nonagricultural Wage and Salary Workers in King County, 1980-1996

Average Annual Employment in Thousands

| INDUSTRY | 1985 | 1990 | 1991 | 1992 | 1993 | 1994* | 1995* | 1996 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| MANUFACTURING | 133.8 | 170.5 | 166.5 | 161.4 | 148.9 | 141.2 | 135.9 | 141.4 |
| Durable Goods | 106.8 | 136.4 | 132.6 | 127.3 | 113.6 | 105.0 | 99.3 | 102.1 |
| Lumber/ Wood Products | 5.6 | 7.4 | 6.4 | 6.3 | 6.1 | 6.4 | 6.3 | 6.2 |
| Stone, Clay & Glass | 2.7 | 3.1 | 3.0 | 3.2 | 3.4 | 3.5 | 3.6 | 3.6 |
| Primary Metals | 2.0 | 1.8 | 1.2 | 1.2 | 1.2 | 1.1 | 1.0 | 1.1 |
| Machinery (non-electrical) | 5.4 | 7.7 | 7.3 | 7.2 | 7.0 | 7.0 | 7.6 | 8.0 |
| Electrical Machinery** | 7.8 | 4.7 | 4.5 | 4.3 | 4.5 | 4.8 | 5.4 | 6.0 |
| Instruments** | 3.1 | 6.3 | 6.6 | 6.7 | 6.6 | 6.1 | 6.1 | 5.9 |
| Furniture and Metal Products | 9.5 | 11.7 | 11.6 | 11.6 | 11.3 | 11.6 | 11.8 | 11.6 |
| Transportation Equipment | 70.7 | 94.0 | 92.0 | 86.8 | 73.5 | 64.5 | 57.5 | 59.7 |
| - Aircraft | 63.2 | 86.4 | 85.7 | 81.4 | 67.5 | 57.6 | 49.7 | 52.9 |
| - Other Transportation Equip. | 7.5 | 7.6 | 6.3 | 5.4 | 6.0 | 6.9 | 7.8 | 6.8 |
| Non-durable Goods | 27.2 | 34.1 | 34.0 | 34.1 | 35.3 | 36.2 | 36.6 | 38.2 |
| Food & Kindred Products | 9.0 | 11.9 | 12.1 | 12.0 | 12.6 | 12.5 | 12.9 | 15.4 |
| Apparel** | 3.7 | 3.6 | 3.4 | 3.5 | 3.9 | 4.1 | 4.2 | 3.7 |
| Paper & Allied Products | 1.9 | 2.1 | 2.0 | 2.2 | 2.4 | 2.4 | 2.4 | 2.5 |
| Printing & Publishing | 8.6 | 11.4 | 11.4 | 11.6 | 11.9 | 12.0 | 12.1 | 11.9 |
| Chemicals | 1.3 | 1.7 | 1.8 | 1.7 | 1.8 | 2.0 | 1.9 | 2.0 |
| Plastics and Other non-durables | 2.7 | 3.4 | 3.3 | 3.1 | 2.7 | 3.2 | 3.1 | 2.7 |
| NON-MANUFACTURING | 610.6 | 772.4 | 776.1 | 790.7 | 800.6 | 817.4 | 844.0 | 872.5 |
| Mining & Quarrying | 0.3 | 0.4 | 0.4 | 0.4 | 0.4 | 0.5 | 0.5 | 0.5 |
| Construction | 35.0 | 49.6 | 48.6 | 48.9 | 46.4 | 45.8 | 46.6 | 47.4 |
| Transportation & Utilities | 50.2 | 63.1 | 62.4 | 62.8 | 62.4 | 64.0 | 66.2 | 68.3 |
| Wholesale/Retail Trade | 184.5 | 225.8 | 224.4 | 224.6 | 226.7 | 231.9 | 241.7 | 247.0 |
| - Wholesale trade | N/A | 69.0 | 69.9 | 69.8 | 70.4 | 71.9 | 75.0 | 76.5 |
| - Retail Trade | N/A | 156.8 | 154.5 | 154.8 | 156.3 | 160.0 | 166.7 | 170.5 |
| Finance, Insur. & Real Estate | 59.1 | 66.2 | 65.2 | 65.8 | 66.3 | 66.9 | 64.6 | 65.3 |
| Services | 174.8 | 242.4 | 245.7 | 254.3 | 262.6 | 270.6 | 283.4 | 301.9 |
| Government & Education | 106.7 | 124.9 | 129.4 | 133.9 | 135.8 | 137.7 | 141.0 | 142.1 |
| TOTAL EMPLOYMENT IN KING COUNTY | 744.4 | 942.9 | 942.6 | 952.1 | 949.5 | 958.6 | 979.9 | 1,013.9 |

* 1994 and 1995 are preliminary estimates by Washington State Employment Security Department.

** Definition of this sector was revised in 1988.

NOTES: This table refers to jobs in King County, not residents of King County. Shading identifies totals.

Source: Washington State Employment Security Department, 1996.

Jobs and Wage Level by Industry King County 1980-1995

| INDUSTRY | <u>1980</u> | | <u>1985*</u> | | <u>1990</u> | |
|---------------------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | Covered Jobs | Average Wages | Covered Jobs | Average Wages | Covered Jobs | Average Wages |
| Agriculture, Forestry & Fishing | 4,600 | \$15,200 | 5,600 | \$19,400 | 9,100 | \$30,400 |
| Mining | 200 | \$22,300 | 300 | \$28,800 | 400 | \$29,500 |
| Construction | 33,500 | \$21,400 | 32,100 | \$23,200 | 48,400 | \$27,000 |
| Manufacturing | 138,800 | \$21,300 | 130,600 | \$29,100 | 171,500 | \$34,900 |
| Trans. & Public Utilities | 44,300 | \$21,700 | 47,200 | \$28,600 | 60,500 | \$31,900 |
| Wholesale Trade | 50,800 | \$20,000 | 53,700 | \$24,700 | 67,600 | \$31,100 |
| Retail Trade | 112,800 | \$9,900 | 124,000 | \$12,400 | 154,800 | \$15,000 |
| Finance, Insur., & Real Estate | 52,400 | \$14,900 | 57,200 | \$21,700 | 65,800 | \$29,400 |
| Services | 129,600 | \$13,200 | 157,000 | \$16,000 | 228,200 | \$22,100 |
| Government | 98,500 | \$17,400 | 101,400 | \$22,500 | 117,300 | \$27,400 |
| TOTAL | 665,500 | \$16,500 | 709,200 | \$21,000 | 923,700 | \$26,100 |

| INDUSTRY | <u>1991</u> | | <u>1992</u> | | <u>1993</u> | |
|---------------------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | Covered Jobs | Average Wages | Covered Jobs | Average Wages | Covered Jobs | Average Wages |
| Agriculture, Forestry & Fishing | 9,600 | \$32,400 | 9,200 | \$33,000 | 8,500 | \$29,300 |
| Mining | 400 | \$31,700 | 400 | \$35,500 | 400 | \$39,500 |
| Construction | 46,200 | \$29,000 | 46,500 | \$23,000 | 44,100 | \$31,200 |
| Manufacturing | 166,100 | \$36,500 | 161,300 | \$39,400 | 149,300 | \$38,500 |
| Trans. & Public Utilities | 60,000 | \$33,200 | 60,800 | \$34,800 | 60,100 | \$35,900 |
| Wholesale Trade | 67,500 | \$33,000 | 66,300 | \$35,000 | 68,100 | \$35,300 |
| Retail Trade | 152,400 | \$15,800 | 152,500 | \$16,700 | 153,900 | \$16,700 |
| Finance, Insur., & Real Estate | 64,300 | \$30,900 | 64,500 | \$34,500 | 65,200 | \$36,000 |
| Services | 230,000 | \$24,500 | 237,000 | \$27,700 | 250,100 | \$27,000 |
| Government | 121,500 | \$28,900 | 125,700 | \$30,400 | 127,600 | \$31,800 |
| TOTAL | 918,000 | \$27,800 | 926,300 | \$30,000 | 927,300 | \$29,900 |

| INDUSTRY | <u>1994</u> | | <u>1995</u> | |
|---------------------------------|-----------------|------------------|-----------------|------------------|
| | Covered Jobs | Average Wages | Covered Jobs | Average Wages |
| Agriculture, Forestry & Fishing | 8,200 | \$30,000 | 8,000 | \$31,800 |
| Mining | 500 | \$39,900 | 550 | \$38,600 |
| Construction | 43,500 | \$32,000 | 43,500 | \$33,700 |
| Manufacturing | 139,800 | \$39,800 | 135,800 | \$41,700 |
| Trans. & Public Utilities | 61,800 | \$36,600 | 64,000 | \$38,000 |
| Wholesale Trade | 69,800 | \$36,500 | 72,900 | \$38,000 |
| Retail Trade | 157,900 | \$17,300 | 163,100 | \$17,600 |
| Finance, Insur., & Real Estate | 65,900 | \$35,300 | 63,800 | \$37,500 |
| Services | 256,900 | \$28,700 | 269,000 | \$31,300 |
| Government | 128,500 | \$32,700 | 130,900 | \$33,300 |
| TOTAL | 932,800 | \$30,700 | 951,550 | \$32,200 |

* Second Quarter
May data used.

NOTES: Average wages
paid are calculated by
dividing the total wages paid
by the number of covered
jobs.

Average wages shown are in
current dollars.

Source: Employment and
Payrolls in Washington State
By County and Industry,
Washington State
Employment Security
Department

Jobs and Wage Level by Industry King County 1980-1995

Trend Analysis:

Total employment fluctuated in the early 1980s and then increased until the early 1990s. Average total wages increased each year until 1992 and then declined to a 1993 level of \$29,900.

Most industries experienced a decrease in employment in the early 1980s and then grew throughout the rest of the decade. Employment since 1990 has either fluctuated or declined for most industries with the exception of Mining, Services, and Government.

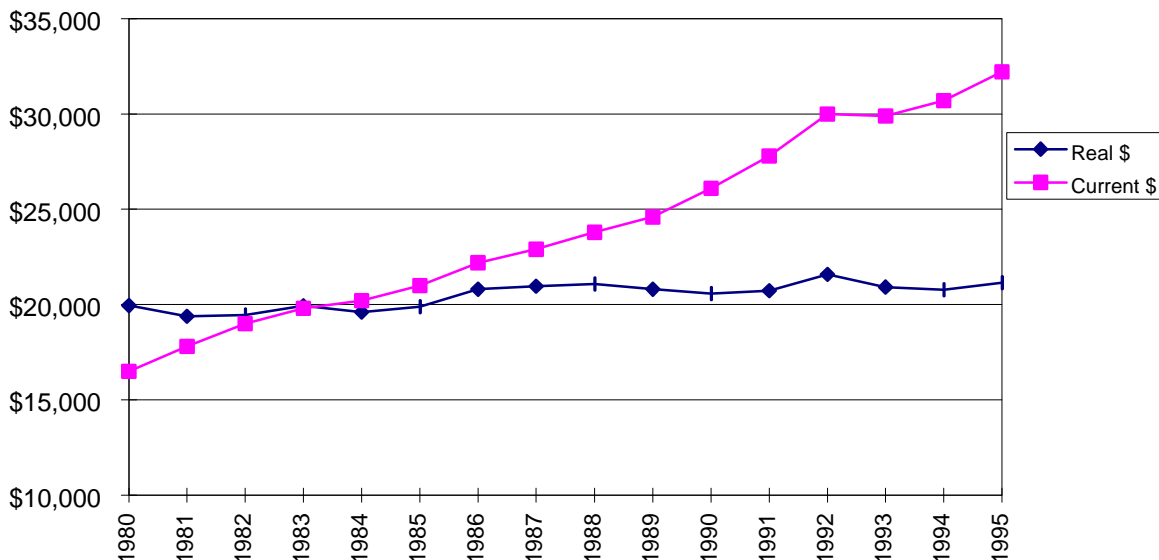
Wages increased throughout the period for Mining; Finance, Insurance & Real Estate; Transportation & Public Utilities; Government; and Wholesale Trade. Wages for Manufacturing increased until 1992 and then declined in 1993. The remaining industries had fluctuating periods of increases and decreases. Of these industries, only Construction wages increased in 1993 over 1992.

The highest wages are found in Mining; Manufacturing; and Transportation & Public Utilities. The lowest wages are found consistently in the Retail and Service sectors (except in 1984 when Agriculture, Forestry and Fishing had wages below that of the Service sector).

Changes Between 1994 and 1995:

Total average wages have shown an overall increase between 1994 and 1995. Average wages in the Service sector improved by 9 percent within one year, and the number of covered jobs rose by 5 percent. Although the Construction industry demonstrated little or no change in the number of covered jobs, the average wages increased by 5 percent. Finance, insurance & real estate, as well as Manufacturing sectors showed a slight decrease in the number of covered jobs, however, had the largest increase in the average wage level of any other industry between 1994 and 1995. The upward trend in the average wage level and number of covered jobs in the Government sector has continued since 1980, but is rising at a slower rate.

**Total Average Wages in Real and Current Dollars
King County, 1980-1995**



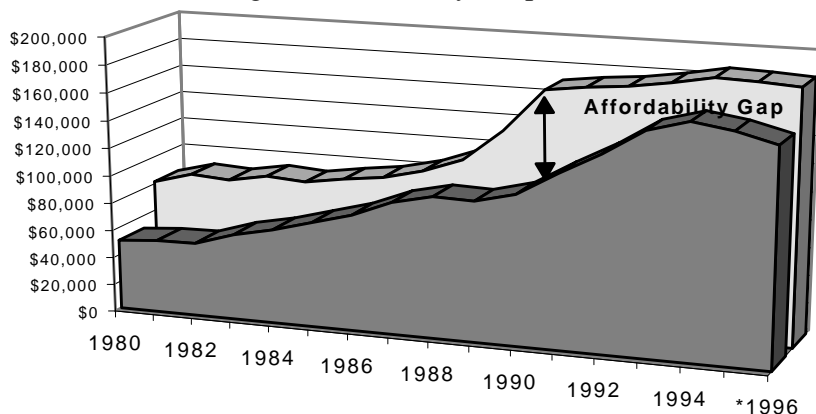
NOTES: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the U.S. Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 1996

| Year | Interest Rate | Median Household Income | Average Single Family Home Price | Affordability Gap |
|-------|---------------|-------------------------|----------------------------------|-------------------|
| 1980 | 12.36% | \$20,497 | \$81,511 | (\$31,000) |
| 1985 | 10.77% | \$27,266 | \$94,626 | (\$18,700) |
| 1986 | 9.95% | \$28,108 | \$98,119 | (\$14,300) |
| 1987 | 8.97% | \$29,314 | \$104,855 | (\$9,800) |
| 1988 | 8.85% | \$30,903 | \$115,262 | (\$13,900) |
| 1989 | 9.97% | \$33,956 | \$138,354 | (\$37,400) |
| 1990 | 10.04% | \$36,465 | \$169,202 | (\$61,400) |
| 1991 | 9.33% | \$39,658 | \$173,113 | (\$48,400) |
| 1992 | 7.93% | \$39,225 | \$175,631 | (\$35,500) |
| 1993 | 6.72% | \$39,338 | \$179,902 | (\$21,500) |
| 1994 | 6.67% | \$41,104 | \$185,359 | (\$19,000) |
| *1995 | 7.40% | \$43,071 | \$184,247 | (\$22,247) |
| *1996 | 8.17% | \$44,344 | \$182,647 | (\$27,747) |

The Housing Affordability Gap, 1980-1996



■ Affordable House Price □ Average Single Family Home Price

Income - Donnelly Marketing Information Services' Market Profiles Analysis (Seattle-Everett MSA).

Interest rate, house price data - Seattle Everett Real Estate Research Report.

Source:
King County Housing Affordability Monitoring Reports (1988 - 1996).

Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30 year term at prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

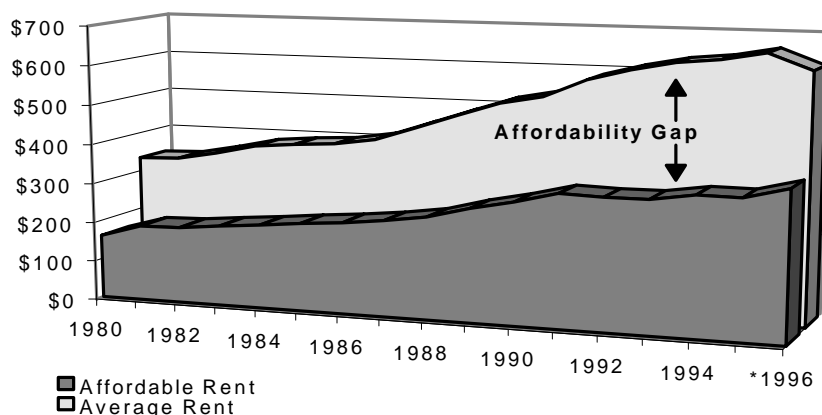
NOTE: Data for the second half of 1995 and all of 1996 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years.

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 1996

| Year | Median Renter Income | Low Renter Income | Average 2 BR / 1 BA Rent Price | Low Income Affordability Gap |
|-------|----------------------|-------------------|--------------------------------|------------------------------|
| 1980 | \$12,886 | \$6,443 | \$334 | (\$173) |
| 1985 | \$17,782 | \$8,891 | \$395 | (\$173) |
| 1986 | \$18,464 | \$9,232 | \$411 | (\$180) |
| 1987 | \$19,393 | \$9,697 | \$446 | (\$204) |
| 1988 | \$20,590 | \$10,295 | \$482 | (\$225) |
| 1989 | \$22,784 | \$11,392 | \$516 | (\$231) |
| 1990 | \$24,458 | \$12,229 | \$537 | (\$231) |
| 1991 | \$26,607 | \$13,303 | \$582 | (\$249) |
| 1992 | \$26,316 | \$13,158 | \$610 | (\$281) |
| 1993 | \$26,392 | \$13,196 | \$631 | (\$301) |
| 1994 | \$27,577 | \$13,788 | \$642 | (\$297) |
| *1995 | \$28,896 | \$14,448 | \$617 | (\$261) |
| *1996 | \$29,750 | \$14,875 | \$622 | (\$250) |

The Low Income Rental Affordability Gap 1980-1996



Median income - Donnelly Marketing Information Services. Renter income percentage- 1990 U.S. Census.

Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

Sources:
King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

Median renter income is 67.1 percent of median household income, a ratio derived from the 1990 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4 percent. The new ratio was phased in incrementally from 1980 - 1989.

Rental affordability assumes that no more than 30 percent of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

*Method of calculating average rent changed in 1995

Farms and Land In Farms in King County and Washington State 1978, 1982, 1987, and 1992

| <u>KING COUNTY</u> | | | | |
|--|-------------|-------------|-------------|-------------|
| FARMS & LAND IN FARMS | 1978 | 1982 | 1987 | 1992 |
| Number of Farms | 1,187 | 1,719 | 1,498 | 1,221 |
| Acres in Farms | 53,116 | 59,813 | 54,172 | 42,290 |
| Average Farm Size, in Acres | 36 | 35 | 36 | 35 |
| Est. Market Value of Land & Buildings (\$'000s) ¹ | NA | NA | \$314,171 | \$399,193 |
| Average Estimated Market Value per Farm | \$233,896 | \$228,292 | \$209,727 | \$326,405 |
| Average Estimated Market Value per Acre | \$5,332 | \$6,568 | \$6,131 | \$8,715 |
| Proportion of County Land Area in Farms ² | 3.9% | 4.4% | 4.0% | 3.1% |

| <u>WASHINGTON STATE</u> | | | | |
|--|-------------|-------------|--------------|--------------|
| FARMS & LAND IN FARMS | 1978 | 1982 | 1987 | 1992 |
| Number of Farms | 30,987 | 36,080 | 33,559 | 30,264 |
| Acres in Farms | 16,721,836 | 16,469,678 | 16,115,568 | 15,726,007 |
| Average Farm Size, in Acres | 540 | 456 | 480 | 520 |
| Est. Market Value of Land & Buildings (\$'000s) ¹ | NA | NA | \$11,947,608 | \$14,177,661 |
| Average Estimated Market Value per Farm | \$358,679 | \$423,352 | \$355,976 | \$468,482 |
| Average Estimated Market Value per Acre | \$659 | \$933 | \$739 | \$892 |
| Proportion of State Land Area in Farms ³ | 39.3% | 38.7% | 37.8% | 36.9% |

1. Data are based on a sample of farms.

2. County land area is approximately 1.361 million acres.

3. State land area is approximately 42.6 million acres

See *page 57* for a Benchmark indicator using this information.

Source: 1992 and 1982 Census of Agriculture, Part 47 Washington State & County Data, Table 6, County Section (1992 and 1987) and Table 1, County Section (1982 and 1978).

King County Subareas

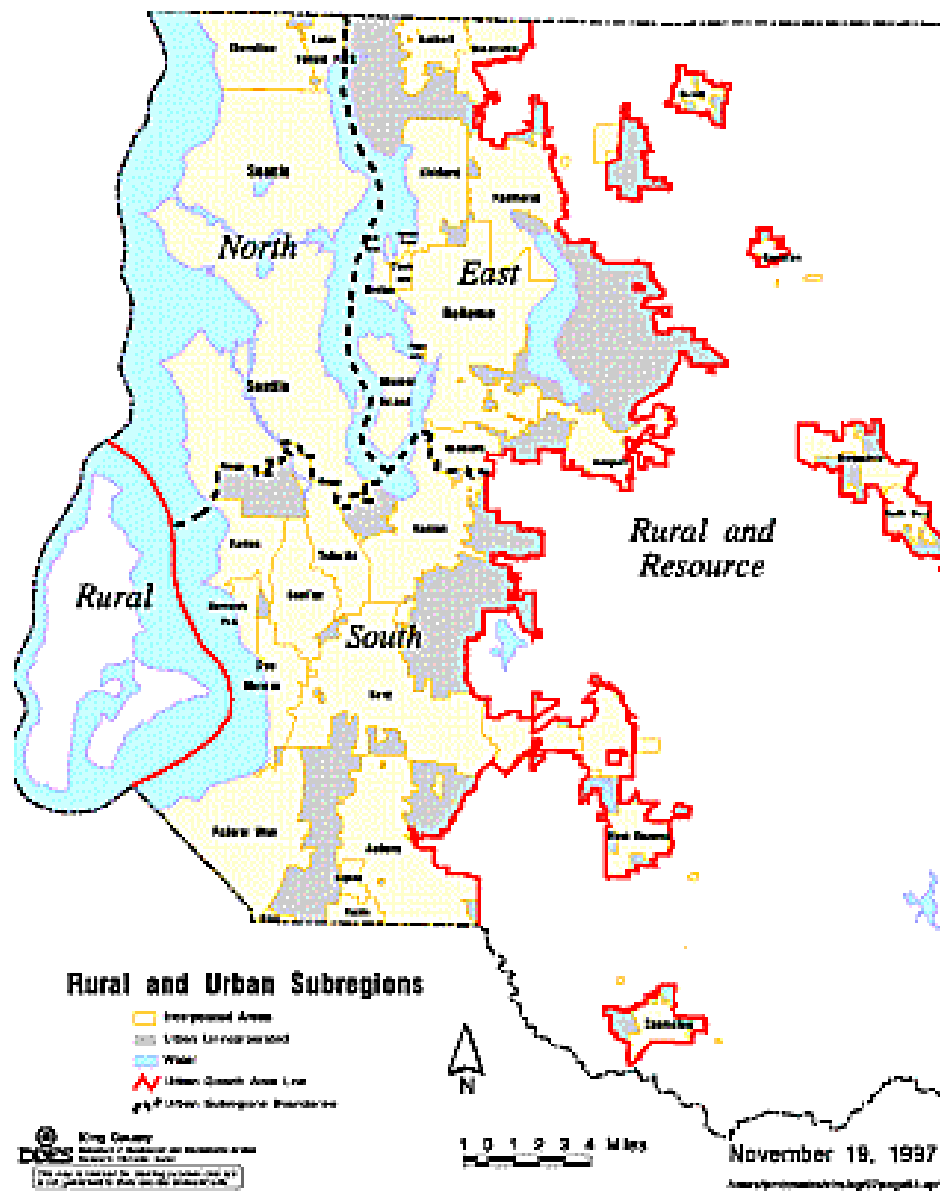
The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables *on pages 86-89* further divide the urban designated area into three subareas:

- North - which includes Seattle;
- East - which includes the Eastside cities; and
- South - which includes the South King County cities.

The North, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.



Click on the Map to View a More Detailed Version.

King County Land Development Indicators*

1991 - 1996

| | | New Recorded Lots | | New Residential Units | | Existing Housing Units | |
|--------------------------|-----------------------|----------------------|-------------|-----------------------|-------------|------------------------|-------------|
| | | Number | Percent | Number | Percent | Number | Percent |
| 1991 | Urban | 3,300 | 89% | 7,200 | 90% | 628,000 | 95% |
| | Seattle | 0 | 0% | 2,200 | 27% | 250,000 | 38% |
| | Urban Balance** | 3,300 | 89% | 5,000 | 63% | 378,000 | 57% |
| | Rural | 400 | 11% | 700 | 9% | 27,500 | 4% |
| | Resource Lands | 0 | 0% | 100 | 1% | 6,700 | 1% |
| KING COUNTY TOTAL | | 3,700 | 100% | 8,000 | 100% | 662,200 | 100% |
| 1992 | Urban | 1,700 | 77% | 8,300 | 86% | 619,900 | 93% |
| | Seattle | 0 | 0% | 2,200 | 23% | 250,600 | 38% |
| | Urban Balance** | 1,700 | 77% | 6,100 | 64% | 369,300 | 55% |
| | Rural | 500 | | 1,200 | | | |
| | New Rural | 100 | 5% | 300 | 3% | 12,500 | 2% |
| | Old Rural | 400 | 18% | 900 | 9% | 28,300 | 4% |
| | Resource Lands | 0 | 0% | 100 | 1% | 7,200 | 1% |
| KING COUNTY TOTAL | | 2,200 | 100% | 9,600 | 100% | 667,900 | 100% |
| 1993 | Urban | 2,460 | 85% | 7,000 | 86% | 623,800 | 93% |
| | Seattle | 0 | 0% | 1,900 | 23% | 249,200 | 37% |
| | Urban Balance** | 2,460 | 85% | 5,100 | 63% | 374,600 | 56% |
| | Rural | 400 | 14% | 1,000 | 12% | 41,900 | 6% |
| | Resource Lands | 40 | 1% | 100 | 1% | 7,400 | 1% |
| KING COUNTY TOTAL | | 2,900 | 100% | 8,100 | 100% | 673,100 | 100% |
| 1994 | Urban | 2,430 | 88% | 7,430 | 88% | 629,000 | 93% |
| | Seattle | 10 | 0% | 1,530 | 18% | 249,600 | 37% |
| | Urban Balance** | 2,420 | 88% | 5,900 | 70% | 379,400 | 56% |
| | Rural | 330 | 12% | 900 | 11% | 42,800 | 6% |
| | Resource Lands | 0 | 0% | 100 | 1% | 7,500 | 1% |
| KING COUNTY TOTAL | | 2,760 | 100% | 8,430 | 100% | 679,300 | 100% |
| 1995 | Urban | 2,347 | 90% | 6,956 | 89% | 630,500 | 93% |
| | Seattle | 10 | 0% | 1,567 | 20% | 250,500 | 37% |
| | Urban Balance** | 2,337 | 90% | 5,389 | 69% | 380,000 | 56% |
| | Rural | 259 | 10% | 802 | 10% | 43,000 | 6% |
| | Resource Lands | 0 | 0% | 31 | 0% | 7,500 | 1% |
| KING COUNTY TOTAL | | 2,606 | 100% | 7,789 | 100% | 681,000 | 100% |
| 1996 | Urban | 1,524 | 58% | 10,550 | 135% | 637,456 | 94% |
| | Seattle | 0 | 0% | 2,649 | 23% | 250,682 | 37% |
| | Urban Balance** | 1,524 | 88% | 7,901 | 69% | 386,774 | 57% |
| | Rural | 210 | 12% | 878 | 8% | 43,802 | 6% |
| | Resource Lands | 0 | 0% | 37 | 0% | 7,531 | 1% |
| KING COUNTY TOTAL | | 1,734 | 100% | 11,465 | 100% | 688,789 | 101% |

Notes: * Numbers are rounded to nearest 100 lots or units and nearest whole percent.

** Urban balance includes seven rural cities. All incorporated cities are designated urban growth area under the Growth Management Act. Unincorporated urban-designated areas are also included.

See related Benchmark indicators on *pages 46-48*.

Source: King County Office of Budget and Strategic Planning and Department of Development and Environmental Services.

Covered Employment by Subarea King County, 1994

| | Mfg. | W.T.C.U. | Retail | Services | Other | TOTAL |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| North (Seattle/Shoreline): | | | | | | |
| 2 Cities | 38,126 | 52,460 | 53,051 | 166,040 | 94,537 | 404,214 |
| Uninc. | 355 | 358 | 3,598 | 4,343 | 5,841 | 14,495 |
| North Total: | 38,481 | 52,818 | 56,649 | 170,383 | 100,378 | 418,709 |
| East Urban: | | | | | | |
| 13 Cities | 24,045 | 22,686 | 35,926 | 80,144 | 26,547 | 189,348 |
| Uninc. | 1,907 | 2,033 | 4,013 | 5,963 | 4,437 | 18,353 |
| East Total: | 25,952 | 24,719 | 39,939 | 86,107 | 30,984 | 207,701 |
| South Urban: | | | | | | |
| 12 Cities | 67,452 | 40,995 | 39,953 | 44,914 | 26,052 | 219,366 |
| Uninc. | 2,723 | 3,113 | 6,220 | 5,299 | 8,474 | 25,829 |
| South Total: | 70,175 | 44,108 | 46,173 | 50,213 | 34,526 | 245,195 |
| Rural Areas: | | | | | | |
| 7 Cities | 389 | 191 | 2,001 | 1,832 | 2,139 | 6,552 |
| Uninc. Rural | 1,965 | 1,971 | 2,194 | 3,431 | 4,017 | 13,578 |
| Rural Total: | 2,354 | 2,162 | 4,195 | 5,263 | 6,156 | 20,130 |
| CITIES TOTAL: | 130,012 | 116,332 | 130,931 | 292,930 | 149,275 | 819,480 |
| UNINC. URBAN TOTAL: | 4,985 | 5,504 | 13,831 | 15,605 | 18,752 | 58,677 |
| UNINC. RURAL TOTAL: | 1,965 | 1,971 | 2,194 | 3,431 | 4,017 | 13,578 |
| Uncoded location: | 1,479 | 4,098 | 2,853 | 2,236 | 12,048 | 22,714 |
| KING COUNTY TOTAL: | 138,441 | 127,905 | 149,809 | 314,202 | 184,092 | 914,449 |

Covered Employment: Jobs that are covered by State unemployment insurance. Railroad workers, corporate officers, and self-employed proprietors are excluded. Thus, totals do not match other job data in this report.

W.T.C.U.: Wholesale, transportation, communication, and utilities.

Other: Government, education, agriculture-forestry-fishing, and construction.

Services: Includes finance, insurance, real estate as well as services.

Uncoded: Records including 2.5% of covered employment were not identified by location within King County.

North: includes 2 cities, Seattle and Lake Forest Park. The City of Shoreline did not incorporate until 1995.

East: includes 13 cities and unincorporated urban areas. South: includes 12 cities and unincorporated urban areas.

Rural: includes 7 cities (Carnation, Duvall, North Bend, Snoqualmie, Skykomish, Black Diamond and Enumclaw) and rural areas.

See map and explanation of North/East/South/Rural subareas on page 84.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1996.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

| | Uninc. | Cities | Total |
|--------------|----------------|----------------|----------------|
| North | 23,900 | 238,100 | 262,000 |
| East | 45,000 | 84,700 | 129,700 |
| South | 76,800 | 101,800 | 178,600 |
| Rural | 38,000 | 7,600 | 45,600 |
| TOTAL | 183,700 | 432,200 | 615,900 |

1990 Total Jobs by Subarea

| | Uninc. | Cities | Total |
|--------------|---------------|----------------|----------------|
| North | 18,500 | 470,500 | 489,000 |
| East | 25,800 | 163,700 | 189,500 |
| South | 40,700 | 234,500 | 275,200 |
| Rural | 12,400 | 6,600 | 19,000 |
| TOTAL | 97,400 | 875,300 | 972,700 |

20-Year Target Household Growth

| | Uninc. | Cities* | Total |
|--------------|---------------|----------------|----------------|
| North | 4,300 | 54,000 | 58,300 |
| East | 15,600 | 33,500 | 49,100 |
| South | 18,150 | 53,000 | 71,150 |
| Rural | 6,950 | 10,300 | 17,250 |
| TOTAL | 45,000 | 150,800 | 195,800 |

20-Year Target Job Growth

| | Uninc. | Cities* | Total |
|--------------|---------------|----------------|----------------|
| North | 4,900 | 132,900 | 137,800 |
| East | 3,400 | 77,200 | 80,600 |
| South | 14,200 | 101,850 | 116,050 |
| Rural | 2,500 | 10,450 | 12,950 |
| TOTAL | 25,000 | 322,400 | 347,400 |

*City/Unincorporated distribution refers to 1992 city boundaries.

Notes: Urban-designated areas are shaded.

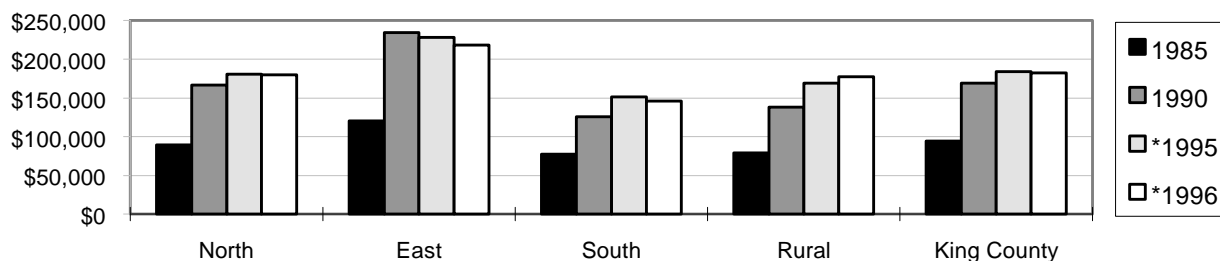
Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

Source: King County Planning and Community Development, 1994, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-1996 King County by Subarea

| Year | North | East | South | Rural | King County |
|-------|-----------|-----------|-----------|-----------|-------------|
| 1980 | \$78,458 | \$98,181 | \$70,400 | \$66,760 | \$81,511 |
| 1985 | \$89,442 | \$120,466 | \$77,306 | \$78,973 | \$94,626 |
| 1986 | \$94,632 | \$123,404 | \$79,743 | \$82,596 | \$98,119 |
| 1987 | \$100,144 | \$135,454 | \$84,194 | \$88,226 | \$104,855 |
| 1988 | \$107,865 | \$150,957 | \$89,874 | \$91,358 | \$115,262 |
| 1989 | \$128,850 | \$183,782 | \$110,048 | \$103,536 | \$138,354 |
| 1990 | \$166,854 | \$234,608 | \$125,895 | \$138,163 | \$169,202 |
| 1991 | \$171,855 | \$227,852 | \$131,246 | \$138,361 | \$173,113 |
| 1992 | \$172,404 | \$227,964 | \$135,861 | \$145,470 | \$175,631 |
| 1993 | \$174,031 | \$232,785 | \$140,622 | \$156,873 | \$179,902 |
| 1994 | \$181,580 | \$243,490 | \$141,200 | \$163,967 | \$185,359 |
| *1995 | \$180,700 | \$228,200 | \$151,300 | \$169,400 | \$183,700 |
| *1996 | \$180,000 | \$218,400 | \$145,900 | \$177,300 | \$182,600 |

Average Home Price by Subarea



Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

Source: King County Housing Affordability Monitoring Report.

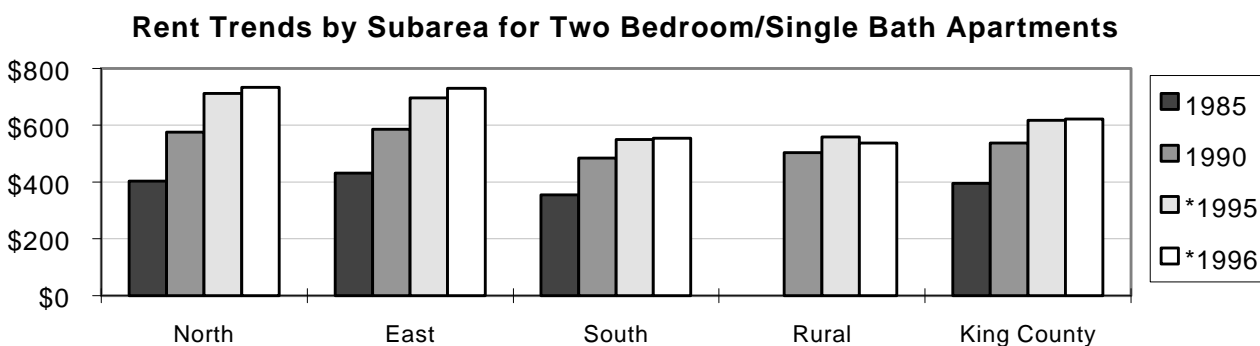
Average home sale price data: Seattle-Everett Real Estate Research Report (SERERR)

***NOTE:** Data for the second half of 1995 and all of 1996 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years.

Rents for Two Bedroom/Single Bath Apartments, 1980-1996

King County by Subarea

| Year | North | East | South | Rural | King County |
|-------|-------|-------|-------|-------|-------------|
| 1980 | \$314 | \$334 | \$295 | n/a | \$312 |
| 1985 | \$404 | \$432 | \$355 | n/a | \$395 |
| 1986 | \$414 | \$456 | \$374 | n/a | \$411 |
| 1987 | \$458 | \$493 | \$395 | n/a | \$446 |
| 1988 | \$508 | \$515 | \$416 | \$393 | \$482 |
| 1989 | \$538 | \$542 | \$448 | n/a | \$516 |
| 1990 | \$575 | \$586 | \$484 | \$503 | \$537 |
| 1991 | \$623 | \$621 | \$507 | \$532 | \$582 |
| 1992 | \$655 | \$630 | \$519 | \$566 | \$610 |
| 1993 | \$677 | \$656 | \$532 | \$578 | \$631 |
| 1994 | \$704 | \$669 | \$533 | \$577 | \$642 |
| *1995 | \$712 | \$696 | \$550 | \$558 | \$617 |
| *1996 | \$734 | \$730 | \$554 | \$537 | \$622 |



Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 and 1996 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).
Average Rent: Seattle Everett Real Estate Research Report (SERERR).

